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**NEW PUBLICATIONS FOR PLANNING LIBRARIES****(List No. 9: Land Use)**

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(LIST NO. 9: LAND USE)

by

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TABLE OF CONTENTS

References .....	2
Author Index .....	18
Title Index.....	21
Publishers' Addresses.....	24

REFERENCES

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- 1) Have property tax revenues from high density commercial areas in Boston offset their costs to the City, so that these areas have "paid their way"?

- 2) Has high-rise, high density development required more or less public expenditure for municipal services than low-rise, low density development?

- 3) Has high or low density development been more beneficial to the City's financial situation?

A recent major study by the Boston Municipal Research Bureau and Abt Associates of seven commercial areas and six residential areas of Boston, using 1972 costs and real property tax revenues, tried to answer these questions.

The findings show that property tax revenue from each commercial area greatly exceeded the public costs for services in each area. In the aggregate, the commercial areas generated twice as much revenue as costs incurred. While the commercial area with the greatest density did not produce the most property tax revenue, the findings in general did show a positive relationship between density and property tax revenues. Moreover, the findings show that the cost of providing municipal services to commercial areas generally declined as density increased. Thus, while they cannot be used to specify particular costs or revenues from any individual development project, the study results provide clear evidence that existing high density commercial development has been more beneficial to the City's financial situation than lower density commercial development.

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#### TABLE OF CONTENTS

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Small Land Holders Are the Most Precious Part of a State,  
by Thomas Jefferson

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et. al.

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The South, by Robert S. Browne

The Northern Plains, by Dorothy Bradley and William L.  
Bryan, Jr.

The Midwest, by Center for Rural Affairs and Kemp Houck

New England, by Geoffrey Faux

Indian Lands, by Kirke Kickingbird and Karen Ducheneaux

##### PART III: Food, Farms and Technology

The Industrialization of Food, by Jim Hightower

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by Angus McDonald

The Land Grant College Complex, by Jim Hightower and Susan  
DeMarco

Organic Technology, by Robert Rodale

##### PART IV: Water and Energy

The Battle for Acreage Limitation, Paul S. Taylor

Mississippi Levees and the Big Plantations, by Paul Wallace  
Gates

Pumping the Ogallala Reservoir, by Victor K. Ray

Hidden Dimensions of the Energy Crisis, by Michael

Perelman and Hugh Gardner

Energy and the Public Lands, by Peter Barnes

PART V: Taxes

Sowing the Till, by Jeanne Dangerfield  
 Property Tax Evasion, by Ralph Nader  
 Special Farmland Assessments, by Peter Barnes  
 The Severance Tax, by Paul J. Kaufman  
 Taxes for Land Acquisition, by John McClaughry

PART VI: Small Towns and Rural Poverty

A Tale of Two Towns, by Walter Goldschmidt  
 They're Destroying Our Small Towns, by Victor K. Ray  
 The People Left Behind, by The President's Commission on  
 Rural Poverty  
 The Future of Rural Policy, by Geoffrey Faux

PART VII: Co-Ops, Land Trusts and Land Reform

Poor People's Co-Ops, by Nick Kotz  
 The Prosperous Co-Ops, by Richard Margolis  
 A Land Transfer System, by North Dakota Farmers' Union  
 The Community Land Trust, by Robert Swann  
 The Importance of Unions, by Dolores Huerta  
 The Family Farm Anti-Trust Act, by Oren Lee Staley  
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 A Farmworker Speaks, by Manuel Leon  
 A Note About the National Coalition for Land Reform  
 Index

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#### TABLE OF CONTENTS

Themea - Climate, Vegetation and Soils as Factors in Waste Disposal, Including Special Problems in the North



Keynote address: Land management for waste disposal--  
Canadian Arctic, by R. A. Hemstock.  
Natural revegetation at a mine site in the Northwest  
Territories, Canada, by K. G. Taylor and D. Gill.  
Geologic aspects of mountains coal mine waste disposal,  
by J. E. Harrison.  
Mapping soils for domestic waste disposal, by M. D.  
Simmons and J. L. Nowland.  
Composted organic wastes, sewage sludges, and rock  
phosphate for the amelioration of acid uranium min-  
tailings, by E. M. Watkin and J. E. Winch.  
Session summary, by C. J. Acton

#### Theme B - Soil Properties and Processes in Relation to Waste Recycling and Disposal

Keynote address: Soil properties and processes in rela-  
tion to waste recycling and disposal, by L. R. Webber.  
Spray irrigation of secondary effluent, by W. K. Oldham  
Phosphate removal by soil in relation to waste disposal,  
by J. Beek and F.A.M. de Haan.  
Microbiology and nitrogen transformations of a soil  
recharge basin used for waste water renovation, by  
R. G. Gilbert, J. B. Robinson and J. B. Miller.  
The fate of applied mercury in soil, by H. I. Gracey and  
J.W.B. Stewart.  
Soil as a sorbent and filter of water gasses, by H. L.  
Bohn and S. Miyamoto.  
Session summary, by R. C. Loehr.

#### Theme C - Hydrogeology and Geomorphology as Factors in Waste Management

Keynote address: Hydrogeology and geomorphology as  
factors in waste management, by G. Hughes.  
Geologic factors in land-waste disposal, by C. W.  
Westlund.  
Hydrogeological factors in shallow subsurface radioactive  
waste management in Canada, by J. A. Cherry, G. E.  
Grisak and R. E. Jackson.  
The implication of hydrogeologic factors in waste man-  
agement on land (with special reference to the Nova  
Scotia environment), by J. F. Jones and J. E. Gibb.  
Evaluating contaminant attenuation in the soil to improve  
landfill selection and design, by F. A. Rovers and  
G. J. Farquhar.  
Nitrogen removal during land filtration of sewage water,  
by J. C. Lance and F. D. Whisler.  
Session summary, by R. N. Farvolden.

Theme D - Nature of Waste in Relation to Disposal on Land

Keynote address: Braunschweig Sewage Utilization Association: Municipal sewage disposal by sprinkler irrigation on 10,000 acres, by H. Ewert, C. Tietjen and A. Bramm.

Fertility and toxicity of chemical sewage sludges, by S. A. Black and H. Kronis.

Treatment through soil of septic tank effluent, by T. Viraraghavan and R. G. Warnock.

Engineering landfill for reuse of the site, by D. A. Sangrey, W. S. Pollard and J. P. Cushing.

Using liquid poultry wastes in woodlands, by G. R. Stephens and D. E. Hill.

Crop responses to liquid digested sewage sludge, K. A. Kelling, A. E. Peterson, J. A. Ryan, L. M. Walsh and D. R. Keeney.

Hazards associated with spreading animal waste slurries on land in Great Britain, by I. S. Cornforth.

Session summary, by R. H. Clark.

Theme E - Socio-Economic and Land-Use Planning for Disposal, Including Health and Legal Aspects

Keynote address: Socio-economic and land-use planning for waste management and disposal, including health and legal aspects, by N. Pearson.

Land use aspects of solid waste management systems, by W. Williamson.

Attitudes and environmental quality standards, by W. J. Aird.

Selection criteria, methods, and scoring system for sanitary landfill site selection, D. P. Sexsmith, T.M.A. Wilson and R. G. Graham.

Criteria for the selection of sites for treatment and disposal of hazardous wastes, by S. Morekas.

Environmental implications of multijurisdictional problems in waste management, by E. Sanderson, J. E. Brydon and J. Monteith.

Integrating ecological concerns into waste management planning, by B. P. Warkentin and R. N. Yong.

Aspects of waste disposal on agricultural land, by S. M. King and S. A. Hart.

Session summary, by F. K. Hare.

Theme F - Land Waste Disposal Systems: Present and Future Designs

Keynote address: Land treatment designs, present and future, by W. J. Bauer.

Recherches et choix d'un système de disposition finale des boues pour Hull, Quebec, by A. Sauve.

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D. M. Wells and R. M. Sweazy.  
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effluent in shallow soils over creviced bedrock, by  
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#### TABLE OF CONTENTS

Introduction: The Choice Before Us

Chapter 1:

Growth Threatens New Hampshire

State Growth is Widespread

Options Dwindle as Growth Continues

Speculation and Development Dominate Land-Use Changes

In Conclusion

Chapter 2:

Clearing Away Myths About Growth

Human Demands Spur Growth

Local Growth is not Inevitable

Growth isn't Always Better

The Fallacy of Unlimited Property Rights

Growth Won't Guarantee a Fairer Share

Don't Assume That Regulations Reduce Land Values

Misleading Arguments

Chapter 3:

Land-Use Decision-Makers

Commercial Forest Owners

Land Developers

Town Fathers

Planning Boards

Conservation Commissions

Regional Commissions

Chapter 4:

The High Costs of Growing

What Are the Costs Associated with Various Types of Growth?

Unplanned Growth is Costly

- Estimating Costs of Growth
- Development Can Strain School Budgets
- Second Homes Can Turn into First Homes
- Growth Brings Costs of Disposal Systems
- Population Increases Call for More Public Services
- Open Space May Be More Valuable than Development
- Hidden Costs of Growth Take Their Toll
- Read Between the Lines
- In Conclusion

Chapter 5:

- Controlling Growth for the Short-Run
  - Identify the Local Growth Policy
  - Local Governments Must Meet Their Responsibility
  - Growth Controls for the Short-Run

Chapter 6:

- How Your Community Can Guide Growth
  - Upgrade the Capability of Your Local Government to
    - Execute Land-Use Control Powers
  - Confronting the Options
  - Using Local Tools to Guide Growth
  - In Conclusion

Chapter 7:

- Open Space as a Key to Guiding Growth
  - Open Space--Now You See It, Now You Don't
  - Protection Techniques
  - Land Banking
  - A Forest for Your Town
  - Donations
  - Easements
  - Conservation Covenants
  - Land Trusts
  - Tax Powers
  - Scenic Roads

Chapter 8:

- Enforcing Land-Use Controls
  - Investigate Dredge and Fill Activities
  - Double Check Sewage System Approvals
  - Enforce Health Codes
  - Consider the Village District
  - Support Enforcement of Air and Water Regulations
  - Review Proposed Projects with EPA Requirements in Mind
  - Promote Family Planning
  - File an Environmental Complaint
  - Consider Legal Action

Chapter 9:

- Controlling Growth for the Long-Run
  - Approaches Vital to Competent Land-Use Planning in
    - New Hampshire
  - In Conclusion

Chapter 10:

- Organizing Community Action
  - The Right-to-Know Law

Land Sales Full Disclosure Acts  
 Building Your Case  
 Arguing Your Case  
 Maintaining Your Credibility  
 Winning Your Cause

## Bibliography:

## Appendix:

Land Analysis  
 The Community Survey  
 Environmental Impact Statements  
 Questions to Ask on Costs of Development  
 Development Timing Ordinance Considerations  
 Comparison of Land-Use Costs  
 Higher Density vs. Single Family  
 New Hampshire Zoning Calendar  
 Sample Article for Scenic Road Designation  
 Town Conservation Commissions  
 New Hampshire Regional Planning Commissions  
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#### AUTHOR INDEX

- |  |   |
|--|---|
| Amico, 32  | California. University at Los Angeles--Institute of Government and Public Affairs, 15 |
| Abt Associates, Inc., 1  | California Institute of Technology. Pasadena-Environmental Quality Laboratory, 12     |
| Adler, Gerald M., 2  | Canada--Department of the Environment, 46   |
| Agricultural Institute of Canada, 46                           | Carter, Luther J., 13   |
| Ahr, Wayne M., 4   | Catholic University of America--Center for National Policy Review, 89                 |
| American Assembly, 5   | Center for Real Estate and Land Use Studies, 85                                       |
| Anderson, Gary, 90   | Chavoooshian, B. Budd, 14   |
| Arizona--Office of Economic Planning and Development, 6        | Cincinnati Institute, 72  |
| Arizona--State Office of Planning and Development, 88          | Clark, William Arthur Valentine, 15   |
| Arizona. University--Department of Agricultural Economics, 105 | Coastal Zone Management Institute, 16   |
| Arkansas--Department of Planning, 86                           | Cohee, Melville H., 17  |
| Arthur Young and Company, 60                                   | Collison, Koder M., 18  |
| Barnes, Peter, 7   | Colorado. University--Graduate School of Business, 85                                 |
| Borchert, John R., 73  | Community Planning Associates. Tulsa, Oklahoma, 19                                    |
| Borelli, Peter, 12   | Connecticut--Department of Finance and Control, 20                                    |
| Brail, Richard R., 38  |   |
| Brandes, Charles E., 8, 69                                     |   |
| Brian, J. L. Berry, 40   |   |
| Bridger, James C., 109   |   |
| Burchell, Robert W., 9   |   |
| Caddo-Bossier Council of Local Governments, 10, 11             |   |

- Connecticut--Legislature--Committee on the Environment, 21  
 Connecticut--Office of Legislative Research, 61  
 Conservation Foundation, 76  
 Cornell University--Regional Science Program, 106  
 Council of State Governments, 26, 28  
 Crawford, A. B., 29  
 Crawford, Clan, Jr., 30  
 Crean, Michael, 85
- Day, John C., 105  
 Dempster, George R., Jr., 31  
 Drucker, E. R., 32  
 Dzurik, Andrew H., 86
- Falk, David, 33  
 Fischer, Timothy A., 72  
 Fitch, Lyle C., 40  
 Florida--Coastal Coordination Council, 34  
 Frome, Michael, 35
- George Washington University - Program of Policy Studies in Science and Technology, 51  
 Georgia. Institute of Technology--Environmental Resources Center, 48  
 Georgia--Vital Areas Council, 36  
 Grim, Elmore C., 37  
 Grinsley, Donnie, 90
- Hagevik, George H., 38  
 Hagman, Donald G., 40  
 Harriess, C. Lowell, 40  
 Havlick, Spenser W., 40  
 Hill, Ronald D., 37  
 Holmes, Edward H., 41  
 House, Peter, 42  
 Huron River Watershed Council, 43, 100
- Idaho--Department of Water Resources, 44  
 Indiana--Department of Commerce--Planning and Research Group, 45
- James, L. Douglas, 48  
 John C. Lincoln Institute, 49
- Jones, Leroy A., 84
- Kengchon, Charn, 49  
 King Co., Washington--Division of Land Use Management, 50
- Lamb, Charles M., 51  
 Latham, Janis R., 61  
 Lee, Patrick, 62  
 Levin, Melvin R., 63  
 Listokin, David, 64  
 Los Angeles--Department of City Planning--Community Planning and Development Division, 65
- McBirney and Buckley, 66  
 McCall, Tom, 68  
 MacDougall, E. Bruce, 69  
 Mach, Ruth P., 40  
 Madden, Carl H., 40  
 Maine--Interdepartmental MIDAS User's Group, 70  
 Maine. University--Bureau of Public Administration, 71  
 Mandelker, Daniel R., 38  
 Manley, Robert E., 72  
 Minnesota--Land Management Information System, 73  
 Montana--Department of Natural Resources and Conservation, 74  
 Montana--Environmental Quality Council, 8  
 Muller, Thomas, 87  
 Municipal Research Bureau, 1  
 Myers, Barry, 75
- National Coalition for Land Reform, 7  
 National Research Council of Canada, 46  
 Nieswand, George H., 14  
 North Carolina--Land Policy Council, 77  
 Noyes Data Corporation, 104
- Ohio--Board of Unreclaimed Strip Mines Land, 60  
 Ohio--Interagency Land Use Policy Work Group, 78  
 Ohio--Legislative Service Commission, 79  
 Ohio--Office of Budget and Management, 78, 81

- Oregon--Executive Department, 68  
 Oregon. State University--Department of Fisheries and Wildlife, 93  
 Oregon. University--Bureau of Governmental Research and Services, 82, 83
- Pennsylvania--Department of Natural Resources, 69  
 Pennsylvania. University--Center for the Study of Environmental Policy, 75  
 Peterson, D. F., 29  
 Potomac Institute, 33  
 Puget Sound Governmental Conference, 84
- Resources for the Future, Inc., 13  
 Richey, Clyde W., 85  
 Ru Bins, Richard G., 86  
 Rutgers University--Center for Urban Policy Research, 9, 64  
 Rutgers University--Cooperation Extension Service, 14
- Schnenman, Philip S., 87  
 Schroeder, Milton R., 88  
 Sears, Gregory H., 89  
 Sharp, Vee J., 90  
 Shore, William B., 40  
 Slitor, Richard E., 40  
 Society for the Protection of New Hampshire Forests, 91  
 South Dakota--Council on the Future of Agriculture, 92  
 Spangle (William) and Assoc., 109
- Tennessee--State Land Use Planning Task Force, 94  
 Tennessee--State Planning Office, 94  
 Texas. A&M University--Sea Grant Program, 4  
 Tomlinson, Jocelyn, 46  
 Treuvo, M. Airola, 14  
 Trezevant, Stanley H., Jr., 109
- United Nations--Center for Economic and Social Information, 95
- U.S.--Bureau of Land Management, 96  
 U.S.--Bureau of Mines, 97  
 U.S.--Department of the Army--Construction Engineering Research Laboratory, 98  
 U.S.--Department of the Army--Office of the Chief of Engineers, 99  
 U.S.--Department of the Interior, 100  
 U.S.--General Accounting Office, 101  
 U.S.--Geological Survey, 31  
 U.S.--National Environmental Research Center, 37  
 University of Southern California. Sea Grant Program, 47  
 Urban Institute, 87
- Vermont--State Planning Office, 102
- Wallwork, Kenneth L., 103  
 Weiss, Samuel, 104  
 Weisz, Reuben N., 105  
 Werczberger, Elia, 106  
 Whitby, M. C., 107  
 William S. Pollard Consultants, 109  
 Wilbur Smith and Associates, 108  
 Wisconsin--Department of Natural Resources, 17, 110, 113  
 Woodruff, A. M., 40  
 Wyoming--Conservation and Land Use Study Commission, 114
- Yale University--Institution for Social and Policy Research, 62

TITLE INDEX

- An Act Concerning the Preservation of Connecticut's Agricultural Lands, 21  
 Air Quality Management and Land Use, 38  
 Application of Earth Science Information in Urban Land-Use Planning, 109  
 An Approach to Land Use Issues in Tennessee, 94  
 Arizona's Remote Subdivisions, 6
- Battle for the Wilderness, 35
- A Citizen's Handbook for Neighborhood Planning, 19  
 Coastal Zone Management; the process of program development, 16  
 Community Development: a study of 10 Maine Municipalities, 71  
 Community Well-Being as a Factor in Urban Land Use Planning, 48  
 Compensatory Land Use Regulations, 83  
 A Comprehensive Plan for the Management of Wisconsin's Water Resources, 110  
 Coordination of Urban Development and the Planning and Development of Transportation Facilities, 41
- Data Needs and Resources for State Land Use Planning, 22  
 Dallas, Texas, 31  
 Derelict Land; origins and prospects of land-use problems, 103  
 A Design for Land Use Planning Research, 86  
 The Developer's Dictionary and Handbook, 18  
 Development and Evaluation of a Method to Manage Small, Urbanizing Watersheds through Local Government Actions, 43  
 Duracom--Why not Now?!, 32
- The Effect of Aesthetic Considerations on the Validity of Zoning Ordinances, 72  
 The Effect of High Density Development on Municipal Finances in the City of Boston, 1  
 Effects of Livestock Grazing on Wildlife, Watershed, Recreation and Other Resource Values in Nevada, 96  
 Effects of Urbanization on Floods in Dallas, Texas, Metropolitan Area, 31  
 Environment Management in the Colorado River Basin, 29  
 Environmental Impact Assessment For the Preliminary Brentwood-Pacific Palisades District Plan, 65  
 Environmental and Public Interest Aspects of Electric Power Plant Siting, 12  
 Environmental Protection in Surface Mining of Coal, 37
- Factors to Examine in Planning Mixed Use Development, 66  
 The Florida Experience, 13  
 Florida Keys Coastal Zone Management Study, 34  
 Forest Land Uses and the Stream Environment, 93  
 Future Land Use: energy, environmental, and legal restraints, 9

- The Good Earth of America: planning our land use, 5  
 Guidelines for the Long Range Conservation District Program, 74  
 Guiding Growth, a Handbook for New Hampshire Townspeople, 91
- Handbook for Environmental Impact Analysis, 98  
 Handbook of State and Federal Laws Relating to Water Resource  
 Planning and Management, 45  
 Handbook of Zoning and Land Use Ordinances--with Forms, 30  
 Human Settlements: the environmental challenge, 95
- The Impact of Property Taxation on Urban Spatial Development, 15  
 Impact of State Land Ownership on Local Economy in Wisconsin, 17  
 Inroads Toward Positive Land Use Management, 68  
 Intergovernmental Relations in State Land Use Planning, 23  
 International Conference on Land for Water Management, 46  
 International Conference on the Relationship Between Tourism and  
 the Environment of the Baja California Peninsula, 47  
 Issues and Recommendations--State Critical Areas Programs, 27
- Land and Water Policy in a Growth State, 13  
 Land Cover Coding Manual, 70  
 Land Reborn; a study of unreclaimed coal strip mined land in Ohio, 60  
 Land Use Plan - 1990, 10  
 Land Use Policy and Program Analysis, 27  
 Land Use and Related Topics; a selected bibliography, 49  
 Land Use Controls; present problems and future reform, 64  
 Land Use: laws and proposals, 61  
 Land Use Legislation; a staff report for the Natural Resources  
 Committee of the Legislative Council, 90  
 Land Use Management, 24  
 Land Use Planning Analysis for Proposed Perkins/Interstate Center,  
 110  
 Land Use Policy and Program Analysis, 26  
 Land Use Politics and Law in the 1970's, 51  
 A Land Value Adjustment Proposal, 68  
 Legislators Guide to Land Management, 25  
 Local Growth Management Policy, 33  
 Locational Aspects of Air Quality Policies, 106
- Managing Wisconsin Natural Resources, 112  
 Measuring Growth Limitations Using Ecological Conception, 42  
 Measuring Impacts of Land Development; an initial approach, 87  
 A Methodology for Planning Land Use and Engineering Alternatives  
 for Floodplain Management, 105  
 Montana Land Use Policy Study, Final Report, 8
- National Attempts to Reduce Losses from Floods by Planning for and  
 Controlling the Use of Flood-Prone Lands, 101  
 New Approaches to State Land-Use Policies, 63
- Ohio's Land: state government's response. A guide to state land  
 resource programs for citizens and public officials, 81

- Ohio's Land Tomorrow: policies and actions for today, 78  
 Organization, Management and Financing of State Land Use Programs, 26  
 Outline System Design, 108
- People, Power and Pollution, 12  
 The People's Land, a Reader on Land Reform in the United States, 7  
 Perspective on Minnesota Land Use - 1974, 73  
 Physical Property Data on Coal Waste Embankment Materials, 97  
 Pilot Statewide Environmental Inventory Program, 99  
 Plan of Conservation to Development for Connecticut, 20  
 Planning Our Land Use, 40  
 The Plat of "Inglewood Shores": shoreline management substantial development permit and plat approval final environmental impact statement, 50  
 Policies for Land and Waste Resources, 20  
 Policy Plan for the Future of Agriculture, 92  
 Praeger Special Studies in U.S. Economic, Social and Political Issues, 38  
 Preserving and Improving the Quality of the Air, Land and Water Resources, 113  
 Problems in Modern Geography, 103  
 Proceedings to National Symposium on Resource and Land Information, 24  
 Protecting Creeksheds, 43, 100  
 The Public Control of Private Land in Arizona, 88
- Quality Management for Wisconsin, 113
- Regional Agricultural Land Use Technical Study, 84  
 Regional Science Dissertation and Monograph Series, 106  
 Report to the Georgia General Assembly on Land Use, 36  
 Resource and Land Information, 24  
 Resource Evaluation Studies on the Metagorda Bay, Texas, 4  
 Review of Boise River Flood Control Management, 44  
 Rondivelli, Dennis, 86  
 Rural Resource Development, 107
- Sanitary Landfill Technology, 104  
 Selected Legal Issues Associated with Planning Land Uses in a Riverine Area, 75  
 A Selected Annotated Bibliography on Land Resource Inventory and Analysis for the Planning, 69  
 Shelter and Surplus Land: a report on the potential of Federal Surplus Property, 89  
 Site Requirements of Commercial Users, 85  
 Slow Start in Paradise: an account of the development, passage, and implementation of state land use legislation in Florida, 76  
 A Soils Foundation for Land Use Policy, 62  
 Solid Waste Plan, 11  
 South Carolina Statewide Land Use Guidance Program, 108

Standard Classification System for Land Cover in Maine: land cover coding manual, 70  
 State Critical Areas Programs, 27  
 State Land Use Policy and Program Analysis, 28  
 State of the Art for Designation of Critical Environmental Concern, 28  
 The State of the System Model, 42  
 A State Role in Land Use Management, 79  
 Statewide Land Use Planning Program for Wyoming, 114  
 The Status of Aesthetic Land Use Controls in Ohio, 72  
 Study of the City, 62

The Transfer of Development Rights, 14

Urban and Regional Development Planning: policy and administration, 86

The Urban Organism, the City's Natural Resources from an Environmental Perspective, 40

The Value of Land in Alternative Urban Uses, 105

Vermont Land Capability, 102

Visions of Tomorrow, 110

Wisconsin Scientific Areas, 111

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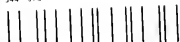






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